

Summary of Application

The **Housing Authority of the City of Newark** will receive a HOPE VI Revitalization Grant in the amount of \$35,000,000 that will enable the Housing Authority to redevelop **Stella Wright Homes** in Newark's Central Ward. In contrast to the existing 13-story high-rise structures, the architectural design and scale of the new development will blend seamlessly with the wider community and include landscaped yards, individual entries, and front porches. The plan also calls for two new community centers, five parks, green spaces, and city-wide infrastructure and street improvements. Neighborhood improvements and an influx of new residents will further the success of economic development efforts in the area. NHA's community and supportive services plan features intensive case management to assist residents in making the transition from welfare to work. Services will include job training, job placement, adult education, on-site child care and health care facilities, and after-school activities. An additional \$119 million in public and private funds have been committed to the redevelopment effort.

Unit Information

	Current Units		Revitalization Plan (Units)		
	Total	Occupied	Demolition	Rehabilitated	New Construction
Public Housing	1,179	764	1,179		304
Tax Credit Rental Units					80
Affordable Home Ownership					284
Market Rate Rental					87
Market Rate Home Ownership					-
Total Units	1,179	764	1,179		755*

* Includes 533 off-site units, 38 units accessible to those with mobility disabilities, 12 for hearing impaired, and 12 for sight impaired

Impact on Families and Communities

Deconcentration of Poverty	Current		After Hope VI	
	Total	Percent	Total	Percent
Primary Source of Household Income:				
- Wages/Salary	170	22 %	515	73 %
- TANF	410	54 %	65	9 %
Poverty: Households with income 30% of median or less		97 %		58 %
Density: Number of units per acre	98		25	
Number of residents placed in jobs through HOPE VI:	345		Total families relocated:	764
Number of youth involved in supportive services:	500		- to Section 8	396
Section 3 contracts awarded:	TBD		- to other public housing	368

Sources and Uses of Funds

	Total	Percent	Contact Information
HOPE VI Grant	\$ 35,000,000	23 %	
- Housing Costs	up to \$ 21,181,500		
- Community Renewal	up to \$ 8,568,500		
- Community and Supportive Services	up to \$ 5,250,000		
Other Public Funds	\$ 66,019,412	43 %	
Private Investment	\$ 53,676,317	35 %	
TOTAL	\$ 154,695,729		
Leverage Ratio:	3.42		

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Developer: TBD
Architect: TBD



FACT SHEET

FY 1999 HOPE VI REVITALIZATION AWARDS

Applicants

Number of Applicants	80 applications
Total of Funds Requested	\$1,782,697,586

Unit Information

Severely distressed units at grantee projects:	9,815
Units to be demolished:	9,134
Units to be substantially rehabilitated:	408
All units after revitalization:	9,311
Replacement units to be developed:	
Rental:	3,720
Homeownership:	1,359
Leveraged housing units to be developed:	
Rental:	2,358
Homeownership:	1,874

Impact on Families

Current resident families:	7,840
Families relocated to Section 8:	4,076
Families relocated to other PH:	3,111
Families re-occupied back to HOPE VI:	3,643
New Families in revitalized developments :	5,668
Families leaving TANF:	1,969
Increase in youth participation in self-sufficiency programs:	98%

Sources

HOPE VI Revitalization Grants	\$571,287,001
Other Public Housing Grants	\$64,827,787
Other HUD Funding	\$34,877,436
Non-HUD Public Funds	\$228,937,595
Private	\$854,099,674
Total Sources	\$1,754,029,493

Self Sufficiency Projections

	Before	After
Welfare Recipients	2,502	533
Youth Group Involvement	2,715	5,382
Section 3 Contracts	\$500,000	\$40,620,000
Residents placed in jobs	-	3,389

Leverage Ratio

- FY 1993 – One HOPE VI dollar leverages \$0.31 of other funds.
- FY 1999 – One HOPE VI dollar leverages \$2.07 of other funds.

Accessibility

- All homeownership grants are designating 5% of the total units accessible to individuals with mobility disabilities and 2% for hearing and sight impaired. In addition, all units will incorporate the principles of "Healthy Homes."

Concentration

	Before	After
➤ Average density of on-site development (units per acre)	23	11
➤ Average percentage of very low income families (30% median income or below) in the development	92%	35%